

USA Capital

First Trust Deed Investment

- Borrower:** **Bundy Canyon Land Development, LLC**
The borrower is a joint venture between USA Investment Partners, and Dave Fogg, Chris Pederson, and Kevin Everet.
- Loan Amount:** \$5,725,000
- Rate:** 12.0% (net)
- Term:** 18 months
- The Project:** The loan is for the acquisition of approximately 60.25 acres of land on Bundy Canyon Road, which is a major arterial connector between Interstate 215 and Interstate 15 in Wildomar in the county of Riverside, California. Wildomar is adjacent to Murietta.
- The subject 60.25 acres are planned for approximately 229 lots at an average of 7,200 square feet with a minimum lot width of 60 feet. Homes are anticipated to be sold for \$400,000 and up. The site will be master planned with contiguous development parcels to insure a desirable look and feel for the area.
- Collateral:** First Trust Deed on approximately 60.25 acres of property to be developed into approximately 229 lots.
- Loan to Value:** Approximately 49% of the sell out price for the approved mapped lots.
- Guarantees:** The loan will be guaranteed by the principals of the borrower - Tom Hantges and Joe Milanowski. The principals in the transaction have a combined net worth in excess of \$97 million as of 6-30-04.

Tom Hantges

Joe Milanowski

702-734-2400

Licensed by the State of Nevada Division of Mortgage Lending
USA Commercial Mortgage Company 4484 S. Pecos Rd, Las Vegas NV 89121
License #MB 333 5/21/2007

Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured.
Before investing investors must be provided applicable disclosure.

EXHIBIT B